

118.0

0003

0023.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

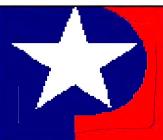
672,700 / 672,700

USE VALUE:

672,700 / 672,700

ASSESSED:

672,700 / 672,700


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
326		FOREST ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MC CLURE ADRIENNE W	
Owner 2:	
Owner 3:	

Street 1: 326 FOREST ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION	
This parcel contains 4,331 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 2035 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4331		Sq. Ft.	Site		0	70.	1.27	5									384,950						385,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4331.000	287,700		385,000	672,700		76198
Total Card	0.099	287,700		385,000	672,700	Entered Lot Size	GIS Ref
Total Parcel	0.099	287,700		385,000	672,700	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	330.53	/Parcel: 330.5	Land Unit Type:	Insp Date
							08/31/18

PREVIOUS ASSESSMENT							Parcel ID	118.0-0003-0023.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	287,900	0	4,331.	385,000	672,900	672,900	Year End Roll	12/18/2019
2019	101	FV	247,500	0	4,331.	390,500	638,000	638,000	Year End Roll	1/3/2019
2018	101	FV	247,500	0	4,331.	291,500	539,000	539,000	Year End Roll	12/20/2017
2017	101	FV	247,500	0	4,331.	264,000	511,500	511,500	Year End Roll	1/3/2017
2016	101	FV	247,500	0	4,331.	253,000	500,500	500,500	Year End	1/4/2016
2015	101	FV	233,600	0	4,331.	214,500	448,100	448,100	Year End Roll	12/11/2014
2014	101	FV	233,600	0	4,331.	203,500	437,100	437,100	Year End Roll	12/16/2013
2013	101	FV	233,600	0	4,331.	193,600	427,200	427,200		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	13876-366		1/1/1980		52,000

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
2/16/2017	160	Solar Pa	1,658	C					8/31/2018	MEAS&NOTICE	BS	Barbara S												
12/2/2015	1855	Solar Pa	6,032						12/3/2008	Meas/Inspect	336	PATRIOT												
11/16/2004	1100	Porch	32,400	C		G6	GR FY06	CONVERT DECK TO 16	6/7/2005	Permit Visit	BR	B Rossignol												
8/1/2002	678	Alterati	11,500	C					2/15/2000	Meas/Inspect	270	PATRIOT												
6/15/1995	326	Siding	10,350	C				V/SIDING/ROOF/WIND	8/30/1993		MF													

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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